



## 2 Bedroom Apartment for Sale in Ypsonas, Limassol District

For sale brand new 2 b/r apartment with a city views in a small gated residence of only 6 apartments in Ypsonas area, with an easy access to the highway and close to amenities. The internal area is 85 sq. m + 19 sq. m covered veranda. It consists of an open-plan kitchen connected with a living and dining area, 2 bedrooms (master bedroom en-suite with shower) and family bathroom. It has provisions for air condition units, thermal insulation, double-glazed windows with electric shutters in bedrooms, smart system, intercom with camera, solar panels for hot water, provision for photovoltaic system, 2 parking places and storage room. The building has photovoltaic system for the common areas an...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>104</b>				
Covered Veranda	<b>19</b>				
Floor Number	<b>2</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Pool	<b>No</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2026</b>
Floor Type	<b>Ceramic, Laminate</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>			View	<b>City view</b>
Air Conditioning	<b>No</b>				

Amenities	Location
<ul style="list-style-type: none"><li>• Balcony</li><li>• Elevator</li><li>• Parking</li><li>• Storage room</li></ul>	<b>Location:</b> Ypsonas <b>Region:</b> Limassol <b>Coordinates:</b> 34.69385 / 32.94155

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>No Title</b>	Price per SQM	<b>€2 644.00/m<sup>2</sup></b>		

## Price change history

€275 000 on Jul 30, 2025





